

Transmittal

Date: September 30, 2016 Job Number: 168372000

Project Name: **Westfield Business Centre**

To: Amanda Rubadue

2728 East 171st Street

Westfield, IN 46074

We are sending these by

☐ U.S. Mail

☐ FedEx

☒ Hand Deliver

☐ Other: _____

We are sending you

☐ Attached

☐ Under separate cover via _____ the following items:

☐ Shop Drawings

☒ Prints/Plans

☐ Samples

☐ Specifications

☐ Change Orders

☐ Other: _____

| <i>Copies</i> | <i>Date</i> | <i>No.</i> | <i>Description</i> |
|---------------|-------------|------------|---|
| 1 | | | Detailed Development Plan / TAC Application Package |
| 4 | | | Full Size 24"x36" Civil & Landscaping CDs |
| 1 | | | Drainage Report |
| 1 | | | Building Elevations |
| 1 | | | Compact Disc with Submittal Items |
| 1 | | | Variance Modification Application package |

This application is being re-filed due to a requested change to the project. The only change being requested is to reduce the existing mound height along Oak Ridge Road down to an elevation that will meet the Unified Development Ordinance. A sign has also been added along Oak Ridge Road at the main entrance. The proposed monument sign location is also shown.

Copy to: _____ Signed Bill Butz

Transmittal

Date: September 30, 2016 Job Number: 168372000

Project Name: **Westfield Business Centre**

To: Westfield Fire – Garry Harling

17535 Dartown Road

Westfield, IN 46074

We are sending these by

☐ U.S. Mail

☐ FedEx

☐ Hand Deliver

☒ Other: Carrier

We are sending you

☐ Attached

☐ Under separate cover via _____ the following items:

☐ Shop Drawings

☒ Prints/Plans

☐ Samples

☐ Specifications

☐ Change Orders

☐ Other: _____

| Copies | Date | No. | Description |
|--------|------|-----|---|
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Copy to: _____

Signed Bill Butz

Transmittal

Date: September 30, 2016 Job Number: 168372000

Project Name: **Westfield Business Centre**

To: Hamilton County Surveyor's Office – Greg Hoyes

One Hamilton County Square, Suite 188

Noblesville, IN 46060

We are sending these by

☐ U.S. Mail

☐ FedEx

☐ Hand Deliver

☒ Other: Carrier

We are sending you

☐ Attached

☐ Under separate cover via _____ the following items:

☐ Shop Drawings

☒ Prints/Plans

☐ Samples

☐ Specifications

☐ Change Orders

☐ Other: _____

| Copies | Date | No. | Description |
|--------|------|-----|---|
| 1 | | | Full Size 24"x36" Civil & Landscaping CDs |
| 1 | | | Drainage Report |
| 1 | | | Outlet request – Previously Filed |

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Copy to: _____ Signed Bill Butz

Transmittal

Date: September 30, 2016 Job Number: 168372000

Project Name: **Westfield Business Centre**

To: Vectren – Resa Glover

16000 Allisonville Road

Noblesville, IN 46060-3817

We are sending these by

☐ U.S. Mail

☐ FedEx

☐ Hand Deliver

☒ Other: Carrier

We are sending you

☐ Attached

☐ Under separate cover via _____ the following items:

☐ Shop Drawings

☒ Prints/Plans

☐ Samples

☐ Specifications

☐ Change Orders

☐ Other: _____

| Copies | Date | No. | Description |
|--------|------|-----|---|
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Copy to: _____ Signed: Bill Butz

Transmittal

Date: September 30, 2016 Job Number: 168372000

Project Name: **Westfield Business Centre**

To: Westfield Pre-Construction

2706 E. 171st Street

Westfield, IN 46074

We are sending these by

☐ U.S. Mail

☐ FedEx

☐ Hand Deliver

☒ Other: Carrier

We are sending you

☐ Attached

☐ Under separate cover via _____ the following items:

☐ Shop Drawings

☒ Prints/Plans

☐ Samples

☐ Specifications

☐ Change Orders

☐ Other: _____

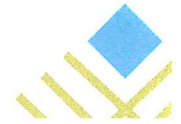
| Copies | Date | No. | Description |
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Copy to: _____ Signed Bill Butz

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM

DEVELOPMENT PLAN APPLICATION



| | | |
|--------------------|--|--------------------|
| OFFICE USE ONLY | DOCKET #: _____ | FILING DATE: _____ |
| | FILING FEE: \$ _____ FEE PLUS \$ _____ PER ACRE (@ _____ ACRES) = \$ _____ | |

PRE-FILING CONFERENCE

PRE-FILING CONFERENCE WITH: Andrew Murray (STAFF NAME) DATE: 2-8-2016

PRIOR OR RELATED DOCKET NUMBERS

CHANGE OF ZONING: _____ AMENDMENTS: _____ DEVELOPMENT PLAN: 1604-DDP-11
 PRIMARY PLAT: _____ SECONDARY PLAT: 1604-SFP-08 VARIANCE(S): 1605-VS-08

APPLICANT INFORMATION

APPLICANT'S NAME: Jackson Development, LLC - Carter Jackson TELEPHONE: 317-797-1115
 ADDRESS: 11805 Pennsylvania St., Ste. 108, Carmel, IN 46032 EMAIL: carter@jacksondevelopmentllc.c
 PROPERTY OWNER'S NAME: Oak Ridge Road LLC - Carter Jackson TELEPHONE: 317-797-1115
 ADDRESS: 11805 Pennsylvania St., Ste. 108, Carmel, IN 46032 EMAIL: carter@jacksondevelopmentllc.c
 REPRESENTATIVE'S NAME: Bill Butz TELEPHONE: 317-218-9561
 COMPANY: Kimley-Horn & Associates, Inc. EMAIL: bill.butz@kimley-horn.com
 ADDRESS: 600 E. 96th Street, Suite 460, Indianapolis, IN 46240

PROPERTY AND PROJECT INFORMATION

PROJECT TO BE KNOWN AS: Westfield Business Centre
 ADDRESS OR PROPERTY LOCATION: East of Oak Ridge Road, north of 169th Street
 ACREAGE: 8.565 (ATTACH LEGAL DESCRIPTION) PROPOSED LAND USE: Industrial
 COUNTY PARCEL ID #(S): 09-09-01-00-00-024.102, 09-09-01-00-00-024.202
 EXISTING ZONING DISTRICT(S): OI - Open Industrial EXISTING LAND USE(S): Vacant
 IS A WAIVER BEING REQUESTED? ☐ YES ☒ NO IF YES, DESCRIBE: _____

TYPE OF DEVELOPMENT PLAN: ☐ OVERALL (DP) (PRIMARY PLAT DOCKET #: _____ -SPP- _____)
 NUMBER OF LOTS: _____ NEW PUBLIC WAYS PROPOSED? ☐ YES ☐ NO
 AMOUNT OF OPEN SPACE: _____ ACRES
☒ DETAILED / INDIVIDUAL LOT (SIT) (SUBDIVISION: _____ LOT #: _____)
 (OVERALL DP DOCKET #: _____ -DP- _____)
 IMPERVIOUS AREA (SQ FT): _____ BUILDING SIZE (SQ FT): _____

**APPLICANT AFFIDAVIT**

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says that above information is true and correct as he/she is informed and believes and that Applicant owns or controls the property involved in this application.

Charles C. Jackson
Applicant/Representative (signature)

Charles C. Jackson
Applicant/Representative (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the above party, who having been duly sworn acknowledged the execution of the foregoing Application.

Witness my hand and Notarial Seal this 27th day of September, 2016.

State of In, County of Hamilton, SS:

Joy Whalin
Notary Public Signature

Joy Whalin
Notary Public (printed)

PROPERTY OWNER AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says they are the owners of the property involved in this application and that they hereby acknowledge and consent to the foregoing Application.

Charles C. Jackson
Property Owner (signature)*

Charles C. Jackson
Property Owner (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the Property Owner, who having been duly sworn acknowledged and consents to the execution of the foregoing Application.

Witness my hand and Notarial Seal this 27th day of September, 2016.

State of In, County of Hamilton, SS:

Joy Whalin
Notary Public Signature

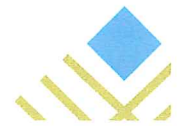
Joy Whalin
Notary Public (printed)

*A signature from each party having interest in the property involved in this application is required. If the Property Owner's signature cannot be obtained on the application, then a notarized statement by each Property Owner acknowledging and consenting to the filing of this application is required with the application.



WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM

DEVELOPMENT PLAN



GENERAL INSTRUCTIONS

- A. **Pre-Filing Conference:** A pre-filing conference is required for all petitions. An appointment must be made with the Economic and Community Development Department (the "Department") to discuss a petition prior to filing. An application will not be considered filed until a pre-filing conference has occurred. An applicant should have a draft set of the proposed development plan for the pre-filing conference. Applicants are encouraged to incorporate the Department's comments into the application prior to filing.
- B. **Filing Petition:** A petition shall be filed with the Department by the filing deadline in accordance with the Schedule of Meeting and Filing Dates. In order to be deemed a complete petition, a petition shall include the following:
- | | |
|--|--|
| <input type="checkbox"/> Completed Application | <input type="checkbox"/> Filing Fee Check (made out to "City of Westfield") |
| <input type="checkbox"/> Legal Description | <input type="checkbox"/> Copy of Property Deed |
| <input type="checkbox"/> Draft Public Notice | <input type="checkbox"/> List of Adjoining Property Owners (as provided by County) |
| <input type="checkbox"/> TAC Delivery Affidavit | <input type="checkbox"/> Narrative Statement (describing nature of development) |
| <input type="checkbox"/> Property Owner Consent | <input type="checkbox"/> Vicinity Map (including property within 500 feet) |
| <input type="checkbox"/> Materials Board (consisting of samples of the proposed exterior materials and colors) | |
| <input type="checkbox"/> Development Plan (in accordance with the Zoning Ordinance) | |
- (one hardcopy and one digital copy (PDF format) is required for the Department)
- C. **Technical Advisory Committee (TAC):** The applicant is responsible for submitting a copy of the application and related information to Technical Advisory Committee members prior to filing. An affidavit confirming delivery of information is required to be completed and signed by the applicant and submitted with the petition. Technical Advisory Committee meetings are held in the City Services Building (2728 East 171st Street, Westfield, IN 46074) in accordance with the Schedule of Meeting and Filing Dates. A representative must be present at this meeting.
- D. **Public Hearing and Notice:** All development plan applications require a public hearing by the Plan Commission. The hearing is held at the first Plan Commission meeting of the month, in accordance with the Schedule of Meeting and Filing Dates. Notice of the hearing is required in accordance with the Plan Commission's [Rules of Procedure](#):
1. **Newspaper Publication:** Notice of the hearing will be published in the Indy Star and The Times. The Department will handle the newspaper publication requirement.
 2. **Mailed Public Notice:** The applicant is responsible to send public notice by mail to all interested parties by certified mail, postmarked at least ten (10) days prior to the hearing. A list of adjacent property owners may be obtained from the **Hamilton County Auditor, Office of Transfers and Mapping** (33 North 9th Street, Noblesville, IN 46060, (317) 776-9624), and shall include all owners of property to a depth of two (2) ownerships of no direct or indirect financial or other interest to the applicant or property owner or one-eighth of a mile (1/8), whichever is less.
 3. **Public Notice Sign:** The applicant is responsible to post a public notice sign(s) on the property at least ten (10) days prior to the public hearing. The Department will determine sign locations and will make signs available for the applicant to obtain in the office of the Department.
 4. **Affidavit of Notice of Public Hearing:** The applicant shall deliver a copy of the mailed notice and a signed affidavit, verifying that the notices were mailed and the public notice sign(s) was posted on the subject property, to the Department at least four (4) calendar days prior to the public hearing.
- E. **Revisions:** Following the hearing, the applicant will have an opportunity to make revisions to the petition as a result of the TAC review, staff comments and public hearing comments. Revisions must be submitted electronically (PDF format) to the Department pursuant to the Schedule of Meeting and Filing Dates (see "Revised Plans Submittal Deadline").
- F. **Plan Commission:** Following the public hearing and submittal of revised plans (typically at the second Plan Commission meeting of the month), the Plan Commission may either approve or deny the petition.
- G. **Resource:** Please see the Plan Commission's [Rules of Procedure](#) for more detailed procedural information.

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM

VARIANCE APPLICATION



OFFICE USE ONLY DOCKET #: _____ FILING DATE: _____
FILING FEE: \$ _____ FEE PLUS \$ _____ PER ADDITIONAL VARIANCE (@ _____) = \$ _____

PRE-FILING CONFERENCE

PRE-FILING CONFERENCE WITH: Andrew Murray (STAFF NAME) DATE: 2-8-2016

PRIOR OR RELATED DOCKET NUMBERS

CHANGE OF ZONING: _____ AMENDMENTS: _____ DEVELOPMENT PLAN: 1604-DDP-11

PRIMARY PLAT: _____ SECONDARY PLAT: 1604-SFP-08 VARIANCE(S): 1605-VS-08

APPLICANT INFORMATION

APPLICANT'S NAME: Jackson Development, LLC - Carter Jackson TELEPHONE: 317-797-1115

ADDRESS: 11805 Pennsylvania St., Ste. 108, Carmel, IN 46032 EMAIL: carter@jacksondevelopmentllc.c

PROPERTY OWNER'S NAME: Oak Ridge Road LLC - Carter Jackson TELEPHONE: 317-797-1115

ADDRESS: 11805 Pennsylvania St., Ste. 108, Carmel, IN 46032 EMAIL: carter@jacksondevelopmentllc.c

REPRESENTATIVE'S NAME: Bill Butz TELEPHONE: 317-218-9561

COMPANY: Kimley-Horn & Associates, Inc. EMAIL: bill.butz@kimley-horn.com

ADDRESS: 600 E. 96th Street, Suite 460 Indianapolis, IN 46240

PROPERTY AND PROJECT INFORMATION

ADDRESS OR PROPERTY LOCATION: East of Oak Ridge Road, north of 169th Street

COUNTY PARCEL ID #(S): 09-09-01-00-00-024.102, 09-09-01-00-00-024.202

EXISTING ZONING DISTRICT(S): I-2 EXISTING LAND USE(S): Vacant

VARIANCE REQUEST

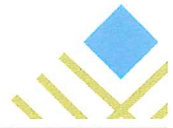
☐ VARIANCE OF LAND USE CODE CITATION: Article 6.3(G)(2)(a)(i)

☒ VARIANCE OF DEVELOPMENT STANDARD(S) CODE CITATION: Article 6.3(G)(2)(a)(ii)

FINDINGS OF FACT: (PLEASE SEE ATTACHED)

STATEMENT OF INTENT (EXPLANATION OF REQUEST - ATTACH SEPARATE SHEET IF NECESSARY): _____

We are requesting a modification of the current conditions of the variance granted as a part of 1605-VS-08. Our request is to reduce the height of the existing mound to a minimum 3-foot mound that would meet the ordinance as outlined in Article 6.8(M)(2). We will plant the proposed mound with the same number and species of plants that were previously proposed and approved in the prior request. The only change being sought is for the height of the mound.



APPLICANT AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says that above information is true and correct as he/she is informed and believes and that Applicant owns or controls the property involved in this application.

[Signature]
Applicant/Representative (signature)

Charles C. Jackson
Applicant/Representative (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the above party, who having been duly sworn acknowledged the execution of the foregoing Application.

Witness my hand and Notarial Seal this 27th day of September, 2016.

State of In, County of Hamilton, SS:

[Signature]
Notary Public Signature
Joy Whalin
Notary Public (printed)

PROPERTY OWNER AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says they are the owners of the property involved in this application and that they hereby acknowledge and consent to the foregoing Application.

[Signature]
Property Owner (signature)*

Charles C. Jackson
Property Owner (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the Property Owner, who having been duly sworn acknowledged and consents to the execution of the foregoing Application.

Witness my hand and Notarial Seal this 27th day of September, 2016.

State of In, County of Hamilton, SS:



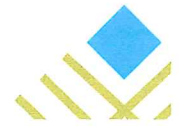
[Signature]
Notary Public Signature
Joy Whalin
Notary Public (printed)

*A signature from each party having interest in the property involved in this application is required. If the Property Owner's signature cannot be obtained on the application, then a notarized statement by each Property Owner acknowledging and consenting to the filing of this application is required with the application.



WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM

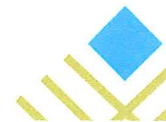
VARIANCE APPLICATIONS



GENERAL INSTRUCTIONS

- A. **Pre-Filing Conference:** A pre-filing conference is required for all petitions. An appointment must be made with the Economic and Community Development Department (the "Department") to discuss a petition prior to filing. An application will not be considered filed until a pre-filing conference has occurred. Applicants are encouraged to incorporate the Department's comments into the application prior to filing.
- B. **Filing Petition:** A petition shall be filed with the Department by the filing deadline in accordance with the Schedule of Meeting and Filing Dates. In order to be deemed a complete petition, a petition shall include the following:
- | | |
|---|---|
| <input type="checkbox"/> Completed Application | <input type="checkbox"/> Filing Fee Check (made out to "City of Westfield") |
| <input type="checkbox"/> Legal Description | <input type="checkbox"/> Copy of Property Deed |
| <input type="checkbox"/> Draft Public Notice | <input type="checkbox"/> List of Adjoining Property Owners (as provided by County) |
| <input type="checkbox"/> Property Owner Consent | <input type="checkbox"/> TAC Delivery Affidavit (if TAC is determined to be necessary) |
| <input type="checkbox"/> Site Plan (to scale) | <input type="checkbox"/> Vicinity Map (including property within 500 feet) |
| <input type="checkbox"/> Statement of Intent | <input type="checkbox"/> Elevations, photographs or other supporting information necessary to explain the nature of the requested variance(s) |
- C. **Technical Advisory Committee (TAC):** The applicant is responsible for submitting a copy of the application and related information to Technical Advisory Committee members prior to filing, if determined by the Department to be necessary. An affidavit confirming delivery of information is required to be completed and signed by the applicant and submitted with the petition. Technical Advisory Committee meetings are held in the City Services Building (2728 East 171st Street, Westfield, IN 46074) in accordance with the Schedule of Meeting and Filing Dates. A representative must be present at this meeting.
- D. **Public Hearing and Notice:** All variance petitions require a public hearing by the Board of Zoning Appeals. The public hearing is held at City Hall, 130 Penn Street, Westfield, Indiana, in accordance with the Schedule of Meeting and Filing Dates. Notice of the hearing is required in accordance with the Board's [Rules of Procedure](#):
1. **Newspaper Publication:** Notice of the hearing will be published in the Indy Star and The Times. The Department will handle the newspaper publication requirement.
 2. **Mailed Public Notice:** The applicant is responsible to send public notice by mail to all interested parties by certified mail with return receipt requested (green card), postmarked at least ten (10) days prior to the hearing. A list of adjacent property owners may be obtained from the **Hamilton County Auditor, Office of Transfers and Mapping** (33 North 9th Street, Noblesville, IN 46060, (317) 776-9624), and shall include all owners of property to a depth of two (2) ownerships of no direct or indirect financial or other interest to the applicant or property owner or one-eighth of a mile (1/8), whichever is less.
 3. **Public Notice Sign:** The applicant is responsible to post a public notice sign(s) on the property at least ten (10) days prior to the public hearing. The Department will determine sign locations and will make signs available for the applicant to obtain in the office of the Department.
 4. **Affidavit of Notice of Public Hearing:** The applicant shall deliver a copy of the mailed notice and a signed affidavit, verifying that the notices were mailed and the public notice sign(s) was posted on the subject property, to the Department at least four (4) calendar days prior to the public hearing.
- E. **Ex-parte Communication:** In no event shall applicants or other interested parties contact or attempt to communicate with members of the Board in regard to a filed variance petition prior to the public hearing.
- F. **Revised Materials:** If the applicant wishes to submit additional or revised information than what is filed, then the applicant shall submit those to the Department no later than ten (10) days prior to the public hearing.
- G. **Board's Consideration:** Following the public hearing, the Board may either approve, approve with conditions, deny or continue the petition.
- H. **Resource:** Please see the Board's [Rules of Procedure](#) for more detailed procedural information.

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM
FINDINGS OF FACT (VARIANCE OF DEVELOPMENT STANDARD)



APPLICANT: Jackson Development, LLC - Carter Jackson

DOCKET #: _____

In taking action on a variance request, the Board of Zoning Appeals uses the following decision criteria to approve or deny a variance, as established by Indiana Code, and the Board may impose reasonable conditions as part of its approval. The applicant must address the criteria below (if multiple variances of development standard are being requested, then this sheet should be completed separately for each requested variance). A variance of land use may be approved by the Board of Zoning Appeals only upon a determination that the Board finds all of the following to be true:

A. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because: _____

The building is located in an industrial area and will resemble and in some cases be of higher quality than the other existing industrial buildings in the area. The UDO compliant mound and landscaping will also screen a portion of the building from view of the general public.

B. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because: _____

The building is located in an industrial area and will resemble and in some cases be of higher quality than the other existing industrial buildings in the area. The UDO compliant mound and landscaping will also screen a portion of the building from view of the general public.

C. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property because: _____

A brick and mortar building at this location would not be consistent with the adjacent industrial buildings in the area. The cost and scale to construct a large warehouse building out of brick and mortar is significant and may make constructing the building on the property difficult or infeasible.

The mound height modification is being sought because the feedback from potential tenants and the lender for the project is that the excessive mound height creates a highly unfavorable condition for the project.

OAK RIDGE ROAD LLC
11805 N PENNSYLVANIA ST.
CARMEL, IN 46032-4555

1014

20-1421/740

DATE Sept. 27, 2016

CHECK ARMOR

PAY
TO THE
ORDER OF

City of Westfield

\$ 700.00

Seven hundred & 00/100

DOLLARS

Security
Features
Details on
Back.

 **REGIONS**
FOR Variance Application

Charles C. Johnson

MP

⑈00001014⑈ ⑆074014213⑆ 0210156461⑈

OAK RIDGE ROAD LLC
11805 N PENNSYLVANIA ST.
CARMEL, IN 46032-4555

1013

20-1421/740

DATE Sept. 27, 2016

CHECK ARMOR

PAY
TO THE
ORDER OF

City of Westfield

\$ 550.00

Five hundred fifty & 00/100

DOLLARS

Security
Features
Details on
Back.

 **REGIONS**
FOR Development NonFee-Variance

Charles C. Johnson

MP

⑈00001013⑈ ⑆074014213⑆ 0210156461⑈

Statement of Intent

Westfield Business Centre Variance Request Modification

Oak Ridge Road, LLC is requesting to modify a previously granted variance for two of the building façade requirements noted in the Westfield Zoning Ordinance. The first request is related to the 60% Masonry Material requirement. The building is planned to be constructed with architectural pre-cast concrete walls which is a standard material for a warehouse style building. Through the use of multiple colors and textures, the building will resemble the 60% requirement. This variance request will bring this development in line with the adjacent PUD zoning districts and the buildings that both exist and will be constructed in the future.

The second variance request is to increase the allowable building façade length from 60-feet to 85-feet. The proposed building has four separate decorative curtain wall entries, windows, and vertical accents to break up the long face of the building. Through the use of color, glass, and multiple 4-foot offsets the building façade will be broken up and will have less façade length than other adjacent industrial buildings. This variance request will bring this development in line with the adjacent PUD zoning districts and the buildings that both exist and will be constructed in the future.

The modification requested is to reduce the mounding height along Oak Ridge Road from the existing mound height to a lower height that will still meet the required standards per the UDO. The landscaping will be the same as previously proposed.

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION
BOARD OF ZONING APPEALS PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN THAT the Westfield-Washington Township Advisory Board of Zoning Appeals will hold a public hearing on **Tuesday, November 8, 2016, at 7:00 p.m.** at Westfield City Hall, 130 Penn Street, Westfield, Indiana, to consider petition _____, filed by Kimley-horn on behalf of Oak Ridge Road, LLC. The request pertains to real estate comprising approximately 8.565 acres and generally located north of 169th Street along Oak Ridge Road, Washington Township, Westfield, Indiana.

The request is for a modification of a prior approval of a Development Standards Variance on the building materials and design to allow for the existing mound height to be reduced to an elevation that will still meet or exceed the ordinance requirement. The landscaping previously proposed and approved will not be changed.

Specific details regarding this request, including the application, file, and property legal description, may be obtained from the Westfield Economic and Community Development Department, or by calling (317) 804-3170.

Written suggestions or objections relative to the request may be filed with the Westfield Economic and Community Development Department, at or before the public hearing. Interested persons desiring to present their views upon the request, either in writing or verbally, will be given the opportunity to be heard at the above mentioned time and place, which may be continued from time to time as may be found necessary.

APPLICANT:
Oak Ridge Road, LLC
Carter Jackson
11805 Pennsylvania St., Ste. 108
Carmel, IN 46032
Telephone: (317) 797-1115

REPRESENTATIVE:
Kimley-Horn
Bill Butz
600 East 96th Street
Indianapolis, IN 46240
Telephone: (317) 218-9560

CITY OF WESTFIELD
Economic and Community Development Department
2728 East 171st Street
Westfield, IN 46074
Telephone: (317) 804-3170
www.westfield.in.us

Vicinity Map



March 3, 2016

Road Closures

- Closed
- Open
- Restricted
- Upcoming Closure

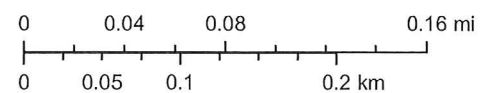
Facilities

- P Parking
- ⚡ Playground
- ♿ Restrooms

Other Features

- ⚡ Irrigation Pump House
- ⚡ Maintenance Buildings
- Addresses
- ⚡ Retention Ponds
- Grand Park Labels

1:4,800



Basemap information here

DO NOT ENTER FOR TAXATION
Subject to final acceptance for transfer
13 day of October, 2015

3

Chicago Title - Downtown

File # 477653 KB

MC Dawn Coverdale Auditor of Hamilton County
Parcel # 09-09-01-00-00-024

LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH, that B & K Real Estate Investment, LLC, an Indiana limited liability company (the "Grantor"), conveys and warrants, as set forth below, to OAK RIDGE ROAD, LLC, an Indiana limited liability company (the "Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, its interest in the following described real estate located in Hamilton County, Indiana and legally described in what is attached hereto and incorporated herein by reference as Exhibit "A" (the "Real Estate") to have and to hold the Real Estate, together with all rights and appurtenances.

The conveyance is subject to all easements, agreements, restrictions and encumbrances of record.

Grantor warrants to Grantee, and the successors and assigns of Grantee, that it will forever defend title to its interest in the Real Estate (subject to the matters set forth above to which this conveyance is made subject) against those persons or entities, and only those persons or entities, who shall claim title to, or assert claims affecting the title to, the Real Estate, or any part thereof, under, by, or through, or based upon the acts of, Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed this 1st day of October, 2015.
Effective date: 10.8.2015

B&K Real Estate Investment, LLC

By: James Kent Grubaugh *MANAGING MEMBER*
James Kent Grubaugh, Managing Member

STATE OF INDIANA)
)SS:
COUNTY OF Hamilton)

Before me a Notary Public in and for said County and State, personally appeared James Kent Grubaugh, Managing Member of B&K Real Estate Investment, LLC, and acknowledged the execution of the foregoing Limited Warranty Deed for and on behalf of said entity.

WITNESS my hand and Notarial Seal this 14th day of October, 2015.

My Commission Expires: _____

Residing in _____ County

Angela J. Burklow
Notary Public

Printed Name: ANGELA J. BURKLOW
NOTARY PUBLIC STATE OF INDIANA
HAMILTON COUNTY
MY COMMISSION EXPIRES JUNE 6, 2016



This instrument prepared by Lawrence J. Kemper, Nelson & Frankenberger, Indianapolis, Indiana.

{00325695.1}

2015053672 WARR DEED \$22.00
10/13/2015 02:14:23P 3 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented



Return deed to: Faegre Baker Daniels LLP, 600 E. 96th Street | Suite 600 | Indianapolis, IN 46240

Send tax statements to: OAK RIDGE ROAD, LLC, 11805 N. PENNSYLVANIA STREET, CARMEL, IN 46032

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. Lawrence J. Kemper.

EXHIBIT "A"

A part of the Northwest Quarter of the Southwest Quarter of Section 1, Township 18 North, Range 3 East, of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Northwest corner of the Southwest Quarter of Section 1, Township 18 North, Range 3 East, the West line of the Southwest Quarter bears South 00 degrees 00 minutes 00 seconds West (assumed bearing); thence North 86 degrees 34 minutes 58 seconds East, along the North line of the of the Southwest Quarter, 574.65 feet; thence South 00 degrees 18 minutes 18 seconds East, 372.70 feet; thence South 90 degrees 00 minutes 00 seconds West, perpendicular to the West line of the Southwest Quarter, 199.61 feet; thence South 00 degrees 00 minutes 00 seconds West, parallel to the West line of the Southwest Quarter, 87.19 feet; thence South 90 degrees 00 minutes 00 seconds West, perpendicular to the West line of the Southwest Quarter, 376.00 feet, to a point on the West line of the Southwest Quarter; thence North 00 degrees 00 minutes 00 seconds East, along the West line of the Southwest Quarter, 425.57 feet, to the POINT OF BEGINNING, containing 5.443 Acres more or less.

Chicago Title - Downtown

File # 477655 KB

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
13 day of October, 2015

Dawn Courdale Auditor of Hamilton County
MC Parcel # 09.09.01.00.00.024.102

LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH, that IBC Real Estate Investments, LLC an Indiana limited liability company (the "Grantor"), conveys and warrants, as set forth below, to OAK RIDGE ROAD, LLC, an Indiana limited liability company (the "Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, its interest in the following described real estate located in Hamilton County, Indiana and legally described in what is attached hereto and incorporated herein by reference as Exhibit "A" (the "Real Estate") to have and to hold the Real Estate, together with all rights and appurtenances.

The conveyance is subject to all easements, agreements, restrictions and encumbrances of record.

Grantor warrants to Grantee, and the successors and assigns of Grantee, that it will forever defend title to the Real Estate (subject to the matters set forth above to which this conveyance is made subject) against those persons or entities, and only those persons or entities, who shall claim title to, or assert claims affecting the title to, the Real Estate, or any part thereof, under, by, or through, or based upon the acts of, Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed this 7th day of October, 2015.

Effective date: 10-8-2015

IBC Real Estate Investments, LLC
an Indiana limited liability company

By: William Cochran, Managing Member
William Cochran, Managing Member

STATE OF INDIANA)
)SS:
COUNTY OF Hamilton)

Before me a Notary Public in and for said County and State, personally appeared William Cochran, Managing Member of IBC Real Estate Investments, LLC, and acknowledged the execution of the foregoing Limited Warranty Deed for and on behalf of said entity.

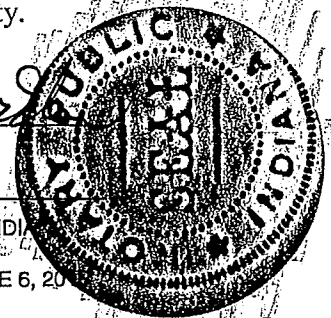
WITNESS my hand and Notarial Seal this 7th day of October, 2015.

My Commission Expires: _____

Residing in _____ County

Angela J. Burklow
Notary Public

Printed Name: ANGELA J. BURKLOW
NOTARY PUBLIC STATE OF INDIANA
HAMILTON COUNTY
MY COMMISSION EXPIRES JUNE 6, 2016



This instrument prepared by Lawrence J. Kemper, Nelson & Frankenberger, Indianapolis, Indiana.

{00325695.1}

2015053673 WARR DEED \$22.00
10/13/2015 02:14:23P 3 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

Return deed to: Faegre Baker Daniels LLP, 600 E. 96th Street | Suite 600 | Indianapolis, IN 46240

Send tax statements to: OAK RIDGE ROAD, LLC, 11805 N. PENNSYLVANIA STREET, CARMEL, IN 46032

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. Lawrence J. Kemper.

EXHIBIT "A"

A part of the Northwest Quarter of the Southwest Quarter of Section 1, Township 18 North, Range 3 East, of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of Section 1, Township 18 North, Range 3 East, thence South 00 degrees 00 minutes 00 seconds West (assumed bearing) along the West line of the Southwest Quarter, 425.57 feet to the POINT OF BEGINNING; thence North 90 degrees 00 minutes 00 seconds East, perpendicular to the West line of the Southwest Quarter, 376.00 feet; thence North 00 degrees 00 minutes 00 seconds East, parallel to the West line of the Southwest Quarter, 87.19 feet; thence North 90 degrees 00 minutes 00 seconds East, perpendicular to the West line of the Southwest Quarter, 199.61 feet; thence South 00 degrees 18 minutes 18 seconds East, 292.70 feet; thence South 90 degrees 00 minutes 00 seconds West, perpendicular to the West line of the Southwest Quarter, 577.17 feet, to a point on the West line of the Southwest Quarter; thence North 00 degrees 00 minutes 00 seconds East, along the West line of the Southwest Quarter, 205.50 feet, to the POINT OF BEGINNING, containing 3.120 Acres more or less.